

# PETITION FOR SPECIAL HEARING 84-161-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve TO ALLOW EXISTING GARAGE TO REMAIN ON NEWLY CREATED LOT 2 AS AN ACCESSORY USE, EVEN AS NO PRINCIPAL STRUCTURE EXISTS ON SAID LOT AT THIS TIME.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Address  
City and State  
Attorney's Telephone No.

Legal Owner(s):  
(Type or Print Name)  
Signature  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Address  
City and State  
Attorney's Telephone No.

By: Mark A. Riddle  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of JANUARY, 1983, at 10:00 o'clock A.M.

Arnold Jablon  
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER  
NW Corner of Edmondson & Beechwood Aves., 1st District : OF BALTIMORE COUNTY

WILBUR W. ELLISON, et ux, : Case No. 84-161-SPH  
Petitioners

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, MD 21204  
494-2133

I HEREBY CERTIFY that on this 9th day of December, 1983, a copy of the foregoing

Order was mailed to Mr. and Mrs. Wilbur W. Ellison, 2107 Bay Drive, Annapolis, MD

21401, Petitioners; and Mr. Mark A. Riddle, c/o Lyon Associates, Inc., 7131 Rutherford

Rd., Baltimore, MD 21207, who requested notification.

John W. Hession, III  
John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon  
Zoning Commissioner  
Date: December 13, 1983

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning

SUBJECT: Wilbur W. Ellison, et ux  
84-161-SPH

This office offers no comment as to the granting or denial of the subject request.

Norman E. Gerber per J. Howell  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:cav

Mr. & Mrs. Wilbur W. Ellison  
2107 Bay Drive  
Annapolis, Md. 21401

Mark A. Riddle  
Lyon Associates, Inc.  
7131 Rutherford Road  
Baltimore, Md. 21207

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 25th day of October, 1983.

Arnold Jablon  
Zoning Commissioner

Petitioner Wilbur W. Ellison, et ux received by Nicholas B. Commodari  
Petitioner's Attorney  
Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 21, 1983

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Wilbur W. Ellison  
2107 Bay Drive  
Annapolis, Maryland 21401

RE: Item No. 97 - Case No. 84-161-SPH  
Petitioner - Wilbur W. Ellison, et ux  
Special Hearing Petition

Dear Mr. & Mrs. Ellison:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Mark A. Riddle  
Lyon Associates, Inc.  
7131 Rutherford Road  
Baltimore, Md. 21207

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

December 1, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #97 (1983-1984)  
Property Owner: Wilbur W. & Anne F. Ellison  
N/W cor. Edmondson Ave. & Beechwood Ave.  
Acres: 0.8278 District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## General:

Comments were supplied the Petitioner by the Baltimore County Bureau of Public Services (October 26, 1983) for the subdivision plan of this property.

No additional comments are required at this time.

Very truly yours,

Robert A. Norton, P.E.  
ROBERT A. NORTON, P.E., Chief  
Bureau of Public Services

RAM:EM:RWR:ss

H-NE Key Sheet  
9 SW 25 & 26 Pos. Sheets  
SW 33 Topo  
100 Top Map

Encl.

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

October 26, 1983

Mr. & Mrs. Wilbur W. Ellison  
201 N. Beechwood Avenue  
Baltimore, Maryland 21228

Re: Wilbur W. Ellison Property  
District 1 C1

Dear Mr. & Mrs. Ellison:

The plan for the referenced subdivision has been reviewed and comments are enclosed for your information and guidance as provided by the following agencies:

1. Health Dept. comments dated October 10, 1983.
2. Dept. of Recreation & Parks comments dated October 10, 1983.

These comments are based on information as shown on the plan and are subject to change and/or addition with submission of a more complete plan. They shall not be construed to indicate approval, which is obtained only with the signatures of authorized County officials on the plan itself.

## DEVELOPERS ENGINEERING DIVISION COMMENTS:

Bill No. 56-82 requires road improvements along Beechwood Avenue. Since this is a 2-lot subdivision with an existing house on lot 1 and the frontage along "new" Lot 2 is improved with curb and gutter, Public Works would support a waiver of installation of curb and gutter and sidewalk along Beechwood Ave. Ten-foot perimeter easements are required. Sidewalks should be installed along Edmondson Avenue.

## DIVISION OF LAND DEVELOPMENT COMMENTS:

House numbers for each lot must be shown on the plat. They may be obtained in Room 323 of the Baltimore County Office Building.

Very truly yours,

Robert A. Norton, P.E.  
Robert A. Norton, P.E., Chief  
Bureau of Public Services

RAM:CEB:jha  
cc: Lyon Associates  
E. McDonough  
E. Bober  
File

RECEIVED

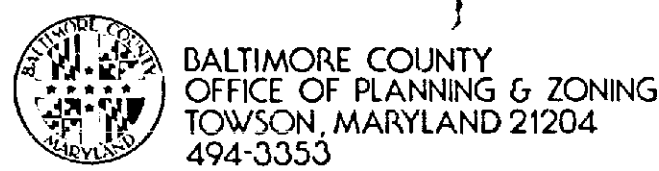
NOV 02 1983

RECEIVED  
BALTIMORE COUNTY OFFICE BUILDING  
ROOM 323









ARNOLD JABLON  
ZONING COMMISSIONER

January 6, 1984

Mr. and Mrs. Wilbur W. Ellison  
2107 Bay Drive  
Annapolis, Maryland 21401

RE: Petition for Special Hearing  
NW/corner of Edmondson and Beechwood Aves. - 1st Election District  
Wilbur W. Ellison, et ux - Petitioners  
Case No. 84-161-SPH (Item No. 97)

Dear Mr. and Mrs. Ellison:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Jan M.H. Jung*  
JAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Mark A. Riddle  
Lyon Associates, Inc.  
7131 Rutherford Road  
Baltimore, Maryland 21207

John W. Hessia III, Esquire  
People's Counsel

December 6, 1983

Mr. & Mrs. Wilbur W. Ellison  
2107 Bay Drive  
Annapolis, Maryland 21401

**NOTICE OF HEARING**

Re: Petition for Special Hearing  
NW/corner of Edmondson & Beechwood Avenues  
Wilbur W. Ellison, et ux - Petitioners  
Case No. 84-161-SPH

TIME: 10:00 A.M.

DATE: Tuesday, January 3, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Mr. Mark A. Riddle  
Lyon Associates, Inc.  
7131 Rutherford Road  
Baltimore, Maryland 21207

*Jan M.H. Jung*  
JAN M.H. JUNG  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 121547

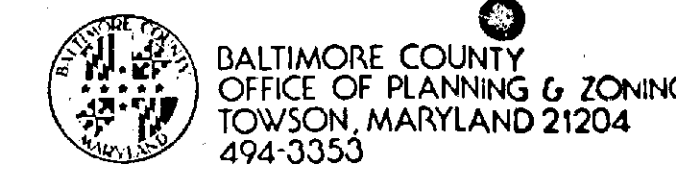
DATE: 10/1/83 ACCOUNT: 01-615-000

AMOUNT: 35.00

RECEIVED: W. W. Ellison  
FROM: Ellison for Item # 97  
FOR: 1/Chd.

C 116\*\*\*\*\*256010 5132A

VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON  
ZONING COMMISSIONER

December 30, 1983

Mr. & Mrs. Wilbur W. Ellison  
2107 Bay Drive  
Annapolis, Maryland 21401

Re: Petition for Special Hearing  
NW/corner of Edmondson & Beechwood Avenues  
Wilbur W. Ellison, et ux - Petitioners  
Case No. 84-161-SPH

Dear Mr. & Mrs. Ellison:

This is to advise you that \$61.50 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 124061

DATE: 1/4/84 ACCOUNT: R-01-615-000

AMOUNT: \$61.50

RECEIVED: Wilbur W. Ellison  
FROM: Advertising & Posting Case #84-161-SPH

C 070\*\*\*\*\*615010 5046A

VALIDATION OR SIGNATURE OF CASHIER

Office of  
**PATUXENT**  
Publishing Corp.

10750 Little Patuxent Pkwy.  
Columbia, MD 21044

December 15, 1983

THIS IS TO CERTIFY, that the annexed advertisement of

Petition Special Exception  
50205

was inserted in the following:

☒ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland  
once a week for one successive weeks before  
the 17 day of December 1983, that is to say,  
the same was inserted in the issues of

December 15, 1983

PATUXENT PUBLISHING CORP.  
By *Jan M.H. Jung*

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

CERTIFICATE OF PUBLICATION OF

**PETITION FOR SPECIAL  
HEARING**

1st Election District

ZONING: Petition for Special Hearing

LOCATION: Northwest corner of

Edmondson and Beechwood Aves.

DATE & TIME: Tuesday, January

3, 1984, 10:00 A.M.

PUBLIC HEARING: Room 106,

County Office Building, 111 W.

Chesapeake Avenue, Towson,

Maryland

The Zoning Commissioner of Bal-

timore County, by authority of the

Zoning Act and Regulations of Bal-

timore County, will hold a public

hearing on the following:

Petition for Special Hearing

under Section 803 of the Baltimore

County Zoning Regulations, to de-

termine whether or not the Zoning

Commissioner should allow a spe-

cial exception to the provisions of

Article 21 of the Charter of Bal-

timore County, as amended, which

prohibit the use of the property

for the purpose of a public

hearing on the following:

Petition for Special Hearing

under Section 803 of the Baltimore

County Zoning Regulations, to de-

termine whether or not the Zoning

Commissioner should allow a spe-

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hearing on the following:

Petition for Special Hearing

under Section 803 of the Baltimore

County Zoning Regulations, to de-

termine whether or not the Zoning

Commissioner should allow a spe-

cial exception to the provisions of

Article 21 of the Charter of Bal-

timore County, as amended, which

prohibit the use of the property

for the purpose of a public

hearing on the following:

Petition for Special Hearing

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., December 15, 1983.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 15th day of December, 1983, the 15th day of December, 1983.

*L. Frank Smith*  
L. FRANK SMITH  
Manager.

Cost of Advertisement, \$ 28.00

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 1st Date of Posting: 12-15-83

Posted for: Special Hearing

Petitioner: Wilbur W. Ellison, et ux

Location of property: NW/corner of Edmondson & Beechwood Avenues

Location of Signs: NW/corner of Edmondson and Beechwood Avenues

Remarks:

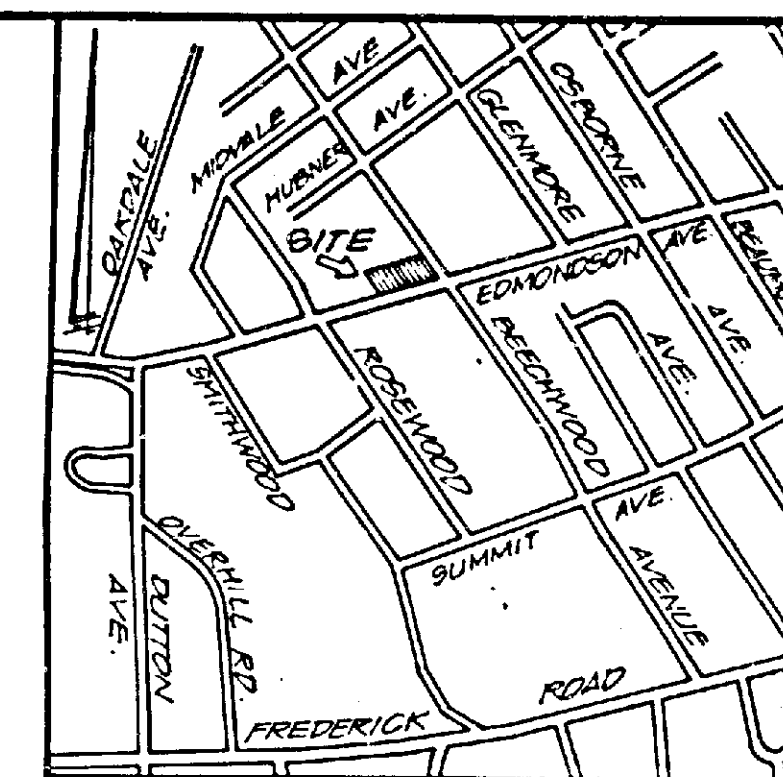
Posted by: A.J. Riddle

Number of Signs: 1

Date of return: 12-22-83



COORDINATE TABLE		
Nº	SOUTH	WEST
100	8221.114	37530.825
101	8222.204	37452.597
102	8206.730	37721.589
103	8295.575	37802.817
104	8269.170	37700.260
105	8222.943	37537.508
106	8325.921	37465.036
107	8330.739	37408.926
108	8380.325	37628.138



LOCATION MAP  
SCALE: 1"=900'

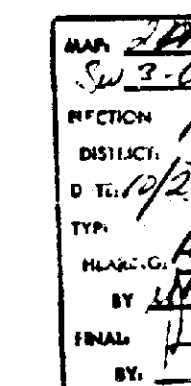
#### GENERAL NOTES:

- ACREAGE TABULATIONS:  
TOTAL GROSS AREA = 0.8278 ACRE +/-  
HIGHWAY WIDENING = 0.0213 ACRE +/-  
NET AREA = 0.8065 ACRE +/-
- EXISTING ZONING = DR-3.5  
ADJACENT ZONING = DR-3.5
- DENSITY CALCULATIONS:  
NO. OF LOTS PERMITTED: 0.8278 X 3.5 = 2.90 LOTS  
NO. OF LOTS PROPOSED: 2
- OPEN SPACE REQUIRED: 0.03 X 0.8278 = 0.025 ACRE  
A WAIVER WILL BE PROVIDED BY THE DEPARTMENT OF RECREATION AND PARKS FOR LOCAL OPEN SPACE REQUIREMENT.
- REQUIRED PARKING: 2 SPACES PER LOT.
- THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED FOR PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEEDS TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- DRAINAGE AREA: LOWER PATAPSCO DRAINAGE AREA.
- REFERENCE DRAWINGS:  
SANITARY SEWER: 29-235 AND 236  
WATER: 58-463 AND 64-966  
ROADS: 55-2648 AND 56-120  
STORM DRAINS: 55-1439
- COORDINATES SHOWN HEREON ARE BASED ON BALTIMORE COUNTY TRAVERSE STATIONS:  
X 5488 S 8,362.70 W 37,406.21  
X 5489 S 8,218.04 W 36,876.86
- ELEVATIONS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY TRAVERSE STATION X 5488 ELEVATION 472.719'.

#### ZONING NOTES

EXISTING ZONING: DR-3.5  
PROPOSED ZONING: DR-3.5  
EXISTING USE: RESIDENTIAL  
PROPOSED USE: NO CHANGE  
SPECIAL HEARING REQUIRED: TO ALLOW  
EXISTING GARAGE TO REMAIN ON NEWLY  
CREATED LOT 2, EVEN AS NO PRINCIPAL  
STRUCTURE EXISTS ON SAID LOT, AT THIS TIME.

MIN. NET LOT AREA/DWELLING UNIT: 10,000 S.F.  
MIN. LOT WIDTH: 70 FEET  
MIN. FRONT YARD: 30 FEET  
MIN. REAR YARD: 30 FEET  
MIN. SIDE YARD: 10 FEET  
MIN. SUM OF SIDE YARDS: 25 FEET  
REQD. PARKING: 2 SPACES PER LOT



Item 1197



**LYON ASSOCIATES, INC.**

Engineers Surveyors Planners  
7131 Rutherford Road, Baltimore, Maryland 21207  
Telephone: 301-944-9112

#### REVISIONS

NO.	DATE	DESCRIPTION

#### SURVEYOR'S CERTIFICATION

I, MARK A. RIDDLE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1981 EDITION, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THEREOF.

#### OWNER'S CERTIFICATE

THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1981 EDITION AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THEREOF SO FAR AS THEY CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS, HAVE BEEN COMPLIED WITH, TO THE BEST OF THE OWNER'S KNOWLEDGE.

#### PLAN PREPARATION

DRAWN BY: M. Riddle	DATE: Sept. 10, 1983
DESIGNED BY:	SCALE: 1"=20'
CHECKED BY: A. Cortez	

#### ZONING PLAT

**WILBUR W. & ANNE F. ELLISON PROPERTY**  
ELECTION DISTRICT Nº 1 - BALTIMORE COUNTY, MD.  
FOR  
WILBUR W. & ANNE F. ELLISON  
201 N. BEECHWOOD AVENUE  
BALTIMORE, MARYLAND 21228

#### DRAWING NO.

7322-59-001

#### SHEET NO.

1 of 1